

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – April 10, 2017, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Kate Denton, Curtis Blackmon, George Harkins, Beth Smith, Henry Walker, and Gary Whitlock

Staff in Attendance: Michael Conley and Rhonda Darity

Call to Order

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

Kate Denton made a motion that the minutes of the March 13, 2017 regular meeting be approved. The motion was seconded by George Harkins, and all voted in favor.

Major Subdivision Sketch Plan Review Request of Horton-Cromer Limited Family Partnership

In giving his staff report, Michael Conley informed the Commission that on December 12, 2016, Ms. Horton-Cromer went before the Planning Commission with a site plan that was denied because the proposed site plan did not meet the requirements of the Zoning and Land Development Regulations (ZLDR). She has since revised the site plan and is presenting it to the Commission for review, in hopes of an approval. By reducing the number of lots to 25 and redrawing many of the lot lines, the applicant has been able to create a plan with all lots meeting the acreage, road frontage, 6 to 1 ratio, accessibility, and street alignment regulations. The Planning Commission may approve, approve conditionally, or disapprove the sketch plan. Keeping with the Planning and Zoning Department's policy of not approving plats that do not comply with ZLDR regulations, the Planning Commission can look at the issues that are keeping ten of the lots from being approved. In eight of these cases, it relates to dwellings that are either too numerous on the lot or structures that are on property lines or in setback areas. Staff recommends that no plat be stamped for approval until the septic tank(s) on that lot has/have been pumped, inspected, and certified as being in good working order. That no plat be approved containing any structure located in a setback area. Staff, further recommends that the Commission only approve lots containing the allowable number of dwellings. Ms. Horton-Cromer informed the Commission that this property has been in the family since the 50's. They have been talking about doing this for a few years. The family feels that it is in the best interest of everyone involved. She would prefer to have the approvable lots approved instead of having to wait until the other lots meet the regulations. After a brief discussion Henry Walker made a motion to approve lots 2B, 3B, 7B, 8B, 9, 10, 11, 12 and 27 under the condition that, before any plat may be stamped for approval, it must meet all zoning and development regulations, all septic tanks must have been pumped, inspected, and certified as being in good working order per the Lake Wateree Overlay District on-site sewage disposal system regulation, and all remaining lots are approved as submitted on the site plan. George Harkins seconded the motion, and all voted in favor.

Request of Cecil Brazell to Rezone 1007 Sessions Road from RD-2 to R-15

Mr. Conley informed the Commission that Mr. Cecil Brazell, the applicant, plans to purchase the property, and would like to rezone the property to R-15, Low Density, Single-Family Residential District. The property is located across from, existing R-15 zoned property and a rezoning from RD-2 to R-15 is compatible with the Future Land Use Map. The rezoning request meets the criteria in that it is contiguous to existing R-15 zoning. Because of the property's location at the intersection of Sessions

Road and Wildwood Lane, as well as the speed and volume of traffic at this location. Staff wants to emphasize to that the rezoning request's recommendation and/or approval is in no way approving the accompanied site plan. Staff feels that the driveways for five individual lots so close to this intersection, as presented, will present a hazard. Since the rezoning request does meet the criteria in the Future Lane Use Map and is contiguous to existing zoning. Staff recommends that the Planning Commission approve the rezoning request under the condition that SCDOT curb cut permits are issued prior to issuance of any construction permits for any portion of the property. Mr. Brazell informed the Commission that the drive way for Lot 1 would be to the back of the property off of Sessions Road. After a brief discussion Henry Walker made a motion to approve the rezoning request from RD-2 to R-15 under the condition that SCDOT curb cut permits are issued prior to issuance of any construction permits for any portion of the property. Kate Denton seconded the motion, and all voted in favor.

Adjournment

At 6:00 PM, the Chairman called for a motion to adjourn. The motion was made by George Harkins. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary